

FOR SALE > MEDICAL/OFFICE BUILDING ON ROUTE 1

High Visibility Professional Building

727 LAFAYETTE ROAD, SEABROOK, NH 03874



Snapshot > 100% Leased Medical/Office Building

Building Type	Medical/professional office
Year Built	1967
Total Building SF	5,576±
Acreage	0.51±
Occupancy	100%
Zoning	Smithtown & North Village Mixed Use
Utilities	Municipal water & sewer; electric HVAC
Internet	Cable (Comcast)
Average Electric Costs	1st floor: \$250/month 2nd floor: \$200/month
2017 Taxes	\$9,906
List Price	\$620,000



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727 Lafayette Road | Seabrook, NH



Property Highlights

- › Excellent opportunity for an owner occupier to use part of the building, enjoying the rental income from the leased suites, while allowing the ability for future expansion in the building
- › Currently tenants are tenant-at-wills with a net operating income of \$35,842; there is an investor opportunity if leases are secured with stronger lease rates
- › First floor consists of a suite leased to a medical practice and the second suite leased to a chiropractic practice
- › Second floor has 7 individual office rooms, and can all be arranged as suites
- › All building tenants are tenants-at-will (30 days notice to vacate)
- › Versatile building layout allows for different sized office suites accessible by 3 convenient building entrances
- › Well laid out double bay parking lot with 2 way access drive and 25 parking spaces near building's entrances
- › Natural gas does not service the building, but is available on Lafayette Road
- › Large roadside pylon sign on the Route 1 retail/service corridor with 21,000 VPD (NHDOT 2013) and only a half mile to I-95
- › Seabrook Commons, a 400,000± SF retail complex, is located directly across from this property and is home to Walmart, PetSmart, Dick's Sporting Goods, Mattress Firm, Michaels, Panera, HomeGoods, and more

Contact Us

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